

Nigel Valley Planning Study

DISTRICT OF SAANICH
PTED Advisory Committee

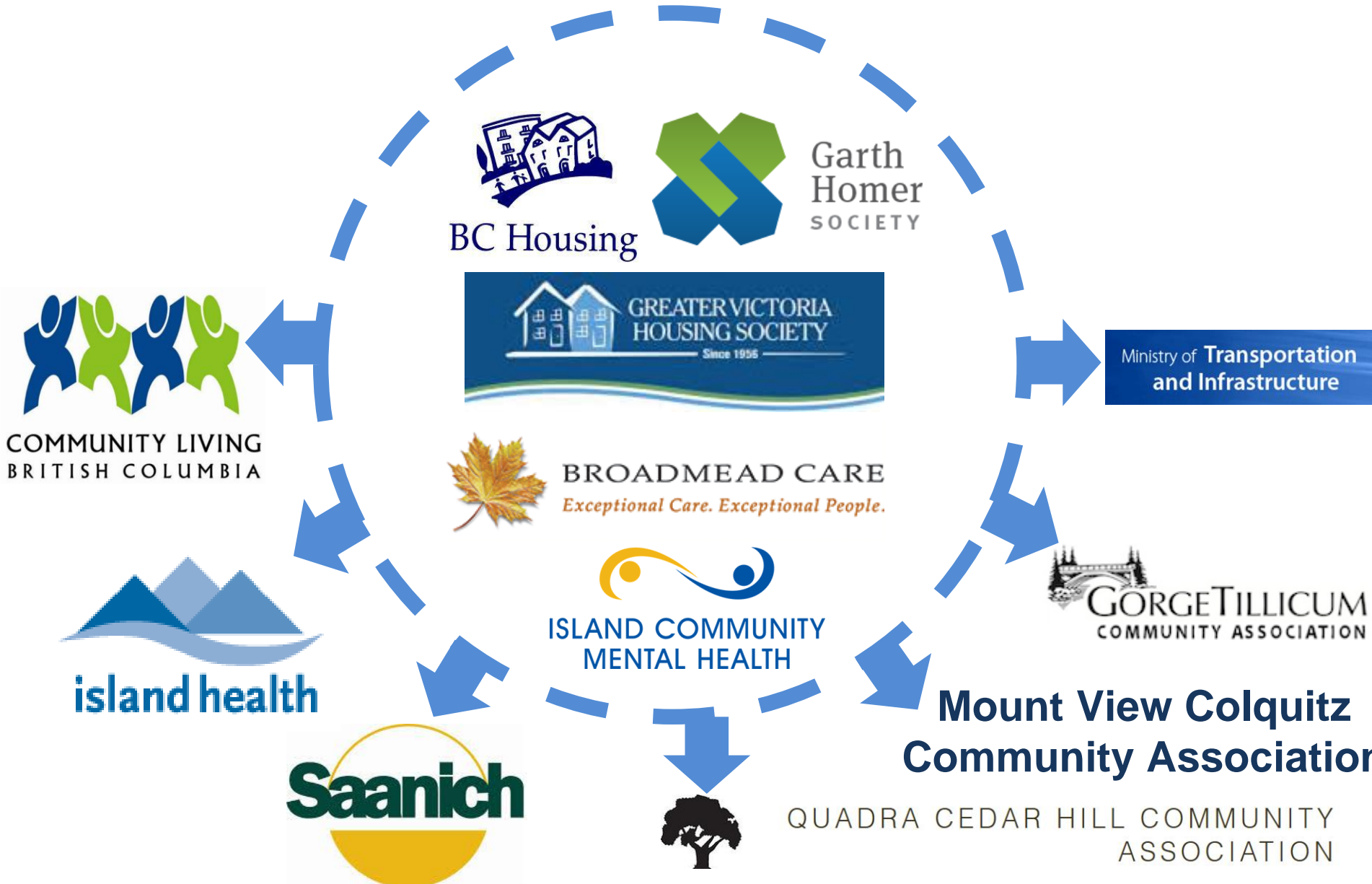
November 12, 2015



STEERING COMMITTEE



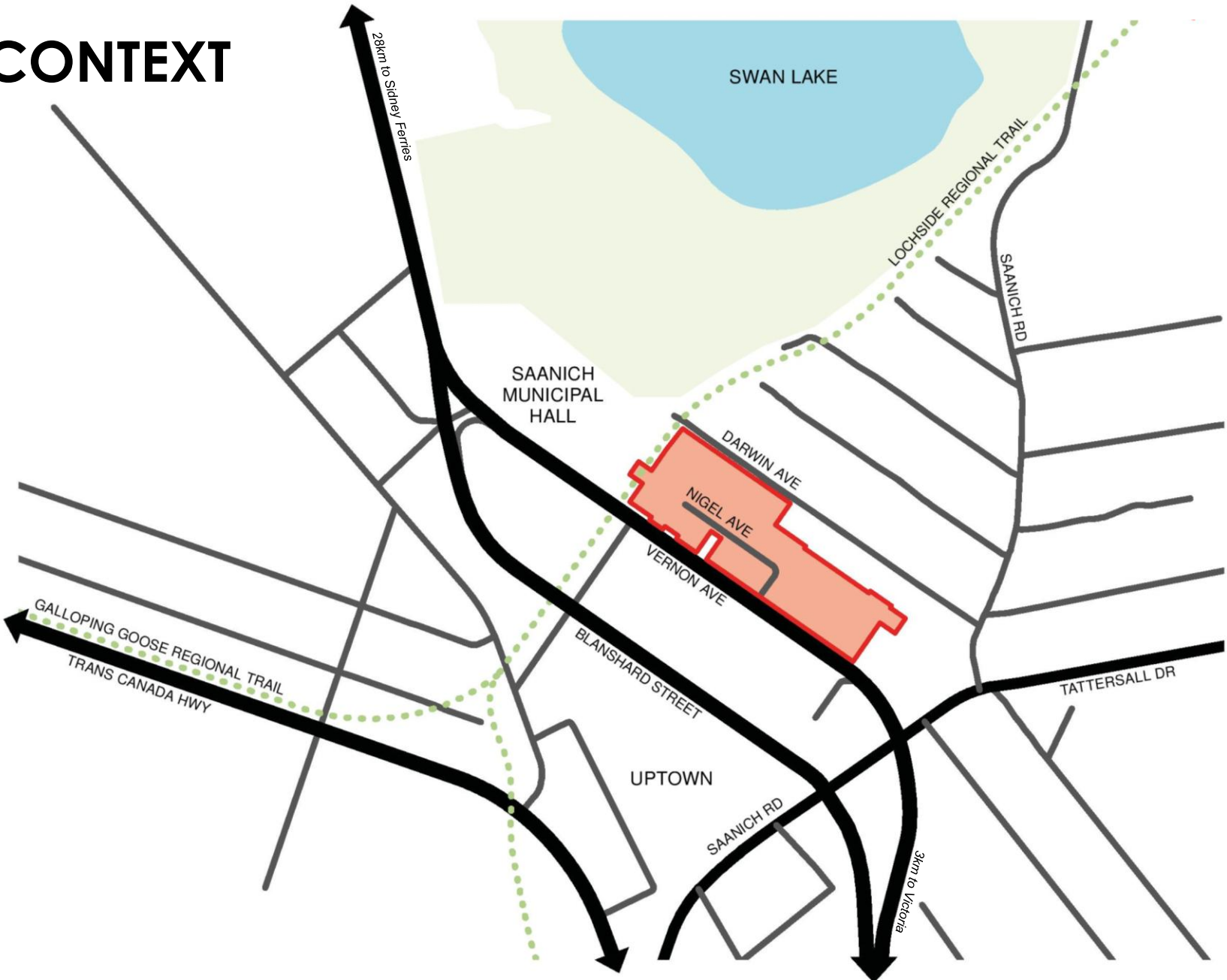
OVERARCHING STAKEHOLDERS



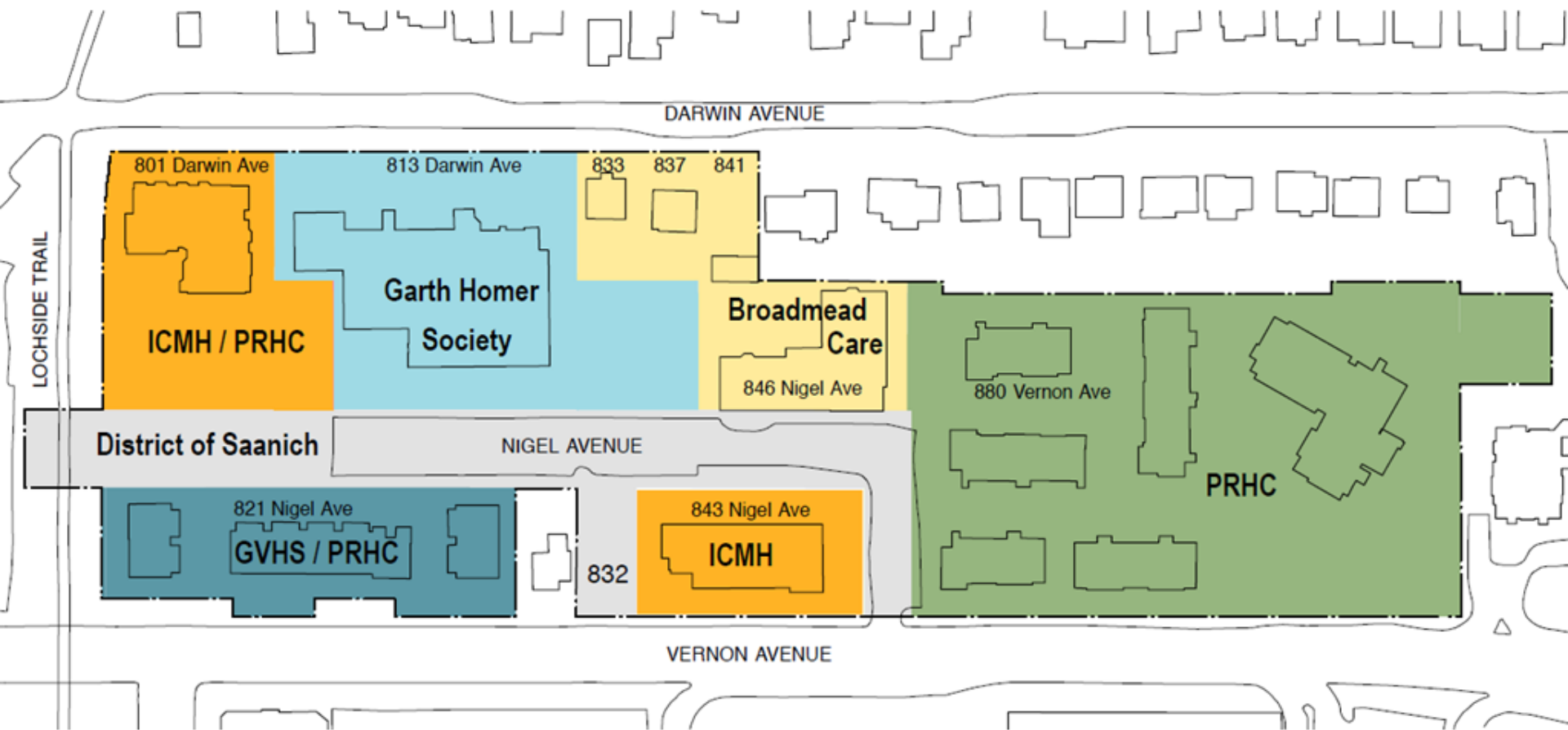
CONTEXT



CONTEXT



CURRENT LANDOWNERS



- ~ 185 units of housing
- ~ 9 acres
- ~ 5 landowners

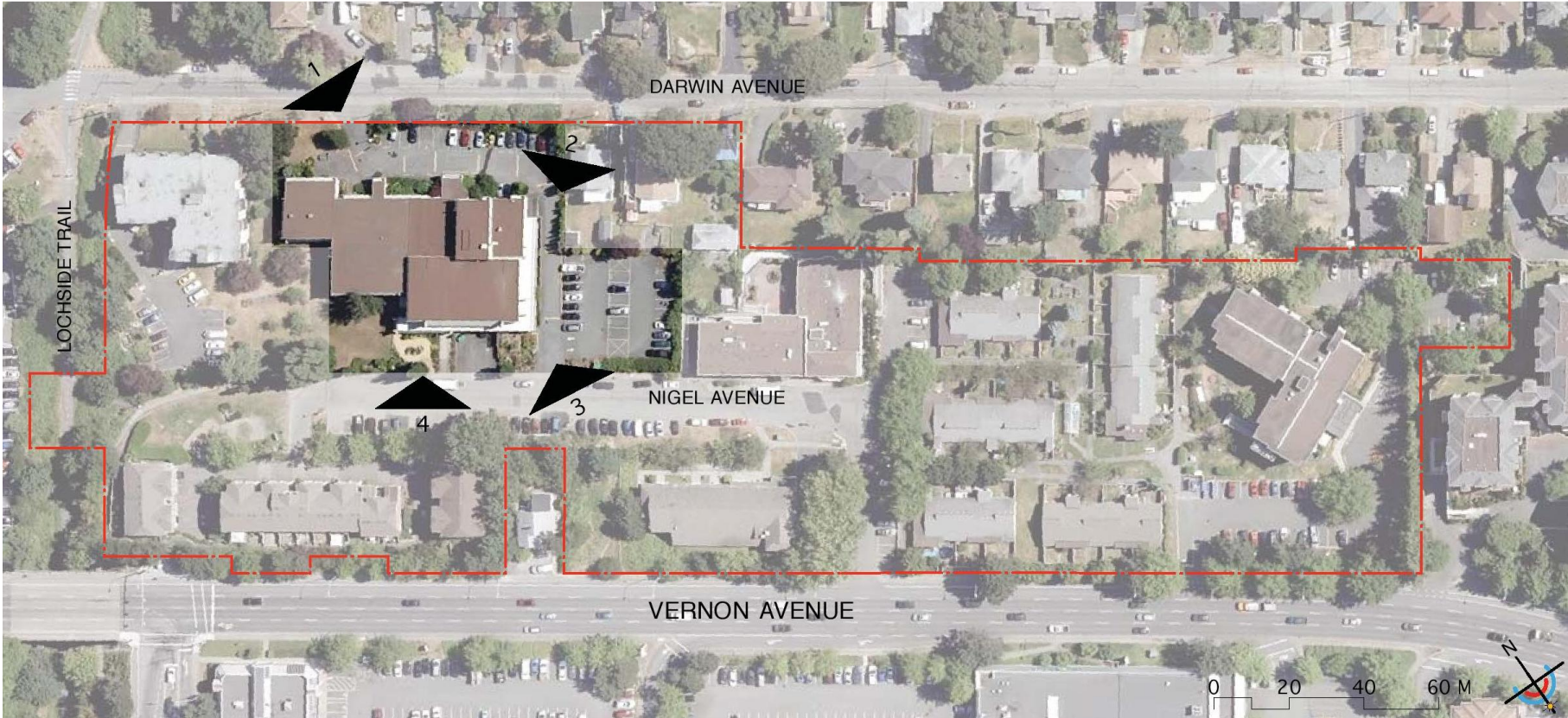
CURRENT LANDOWNERS



Current: 63 units (singles)
Desired: 126 units, social enterprise, flex space



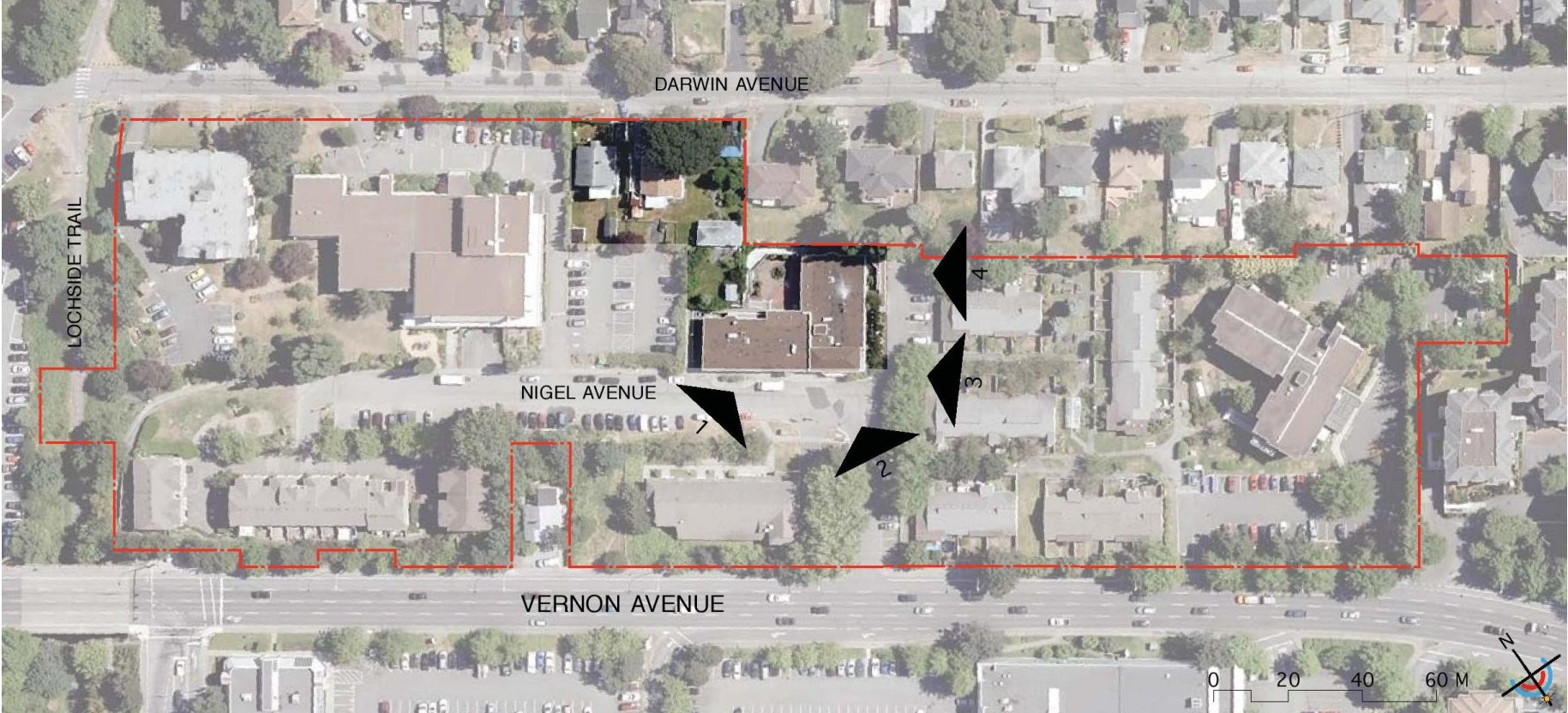
CURRENT LANDOWNERS



Current: 35,000 sq.ft
(programming space)
Desired: 100,000 sq.ft
(programming space & 18 units)



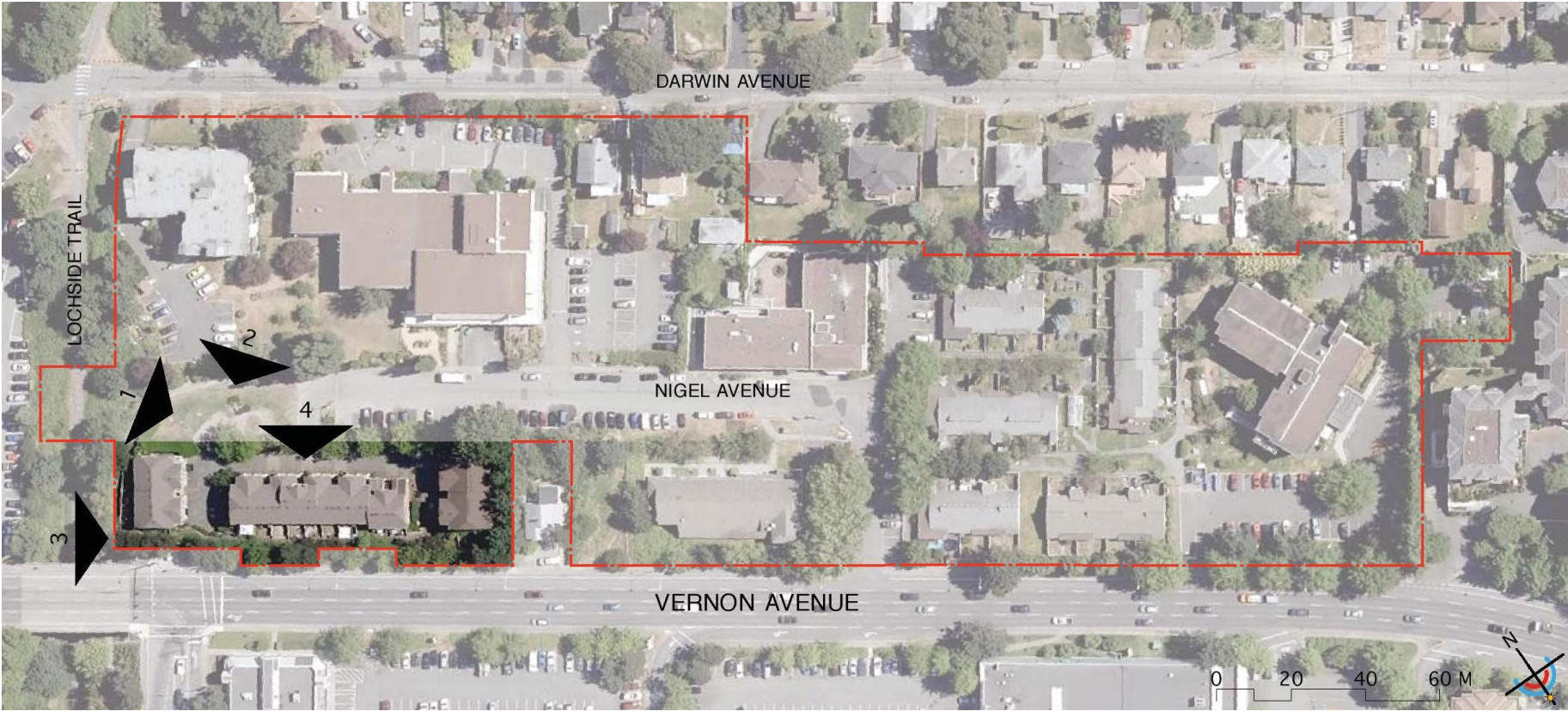
CURRENT LANDOWNERS



Current: 25 units (residential care)
Desired: 61 units, programming & service space, social enterprise



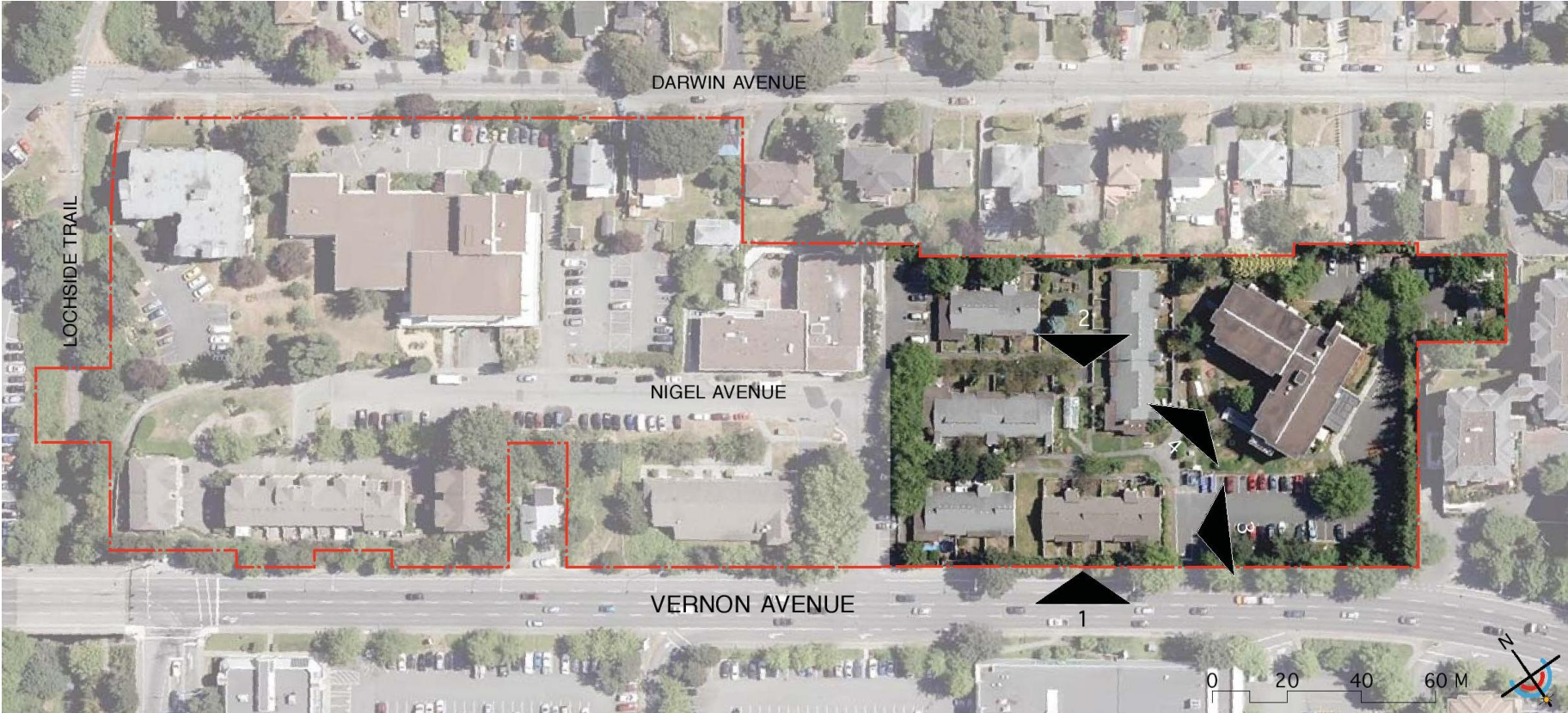
CURRENT LANDOWNERS



Current: 18 units (families)
Desired: 36 units (families), office & common space



CURRENT LANDOWNERS

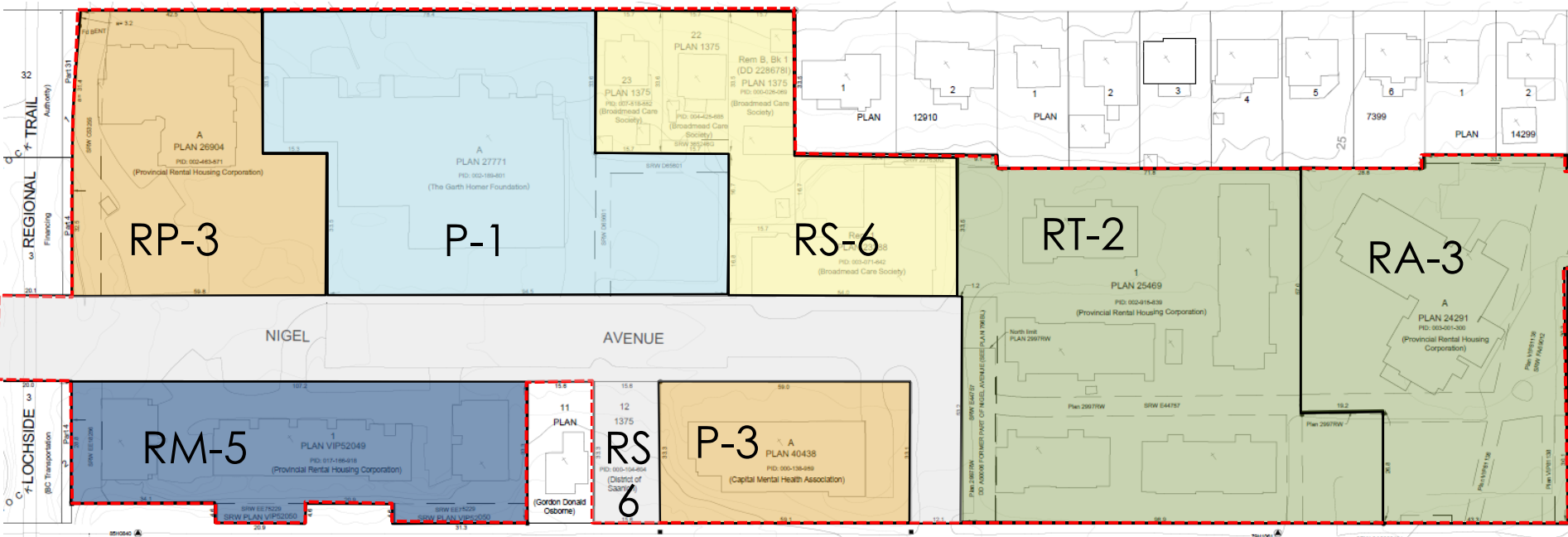


Current: 60 units (seniors) & 19 townhomes (families & seniors)
Desired: 160 units & market housing

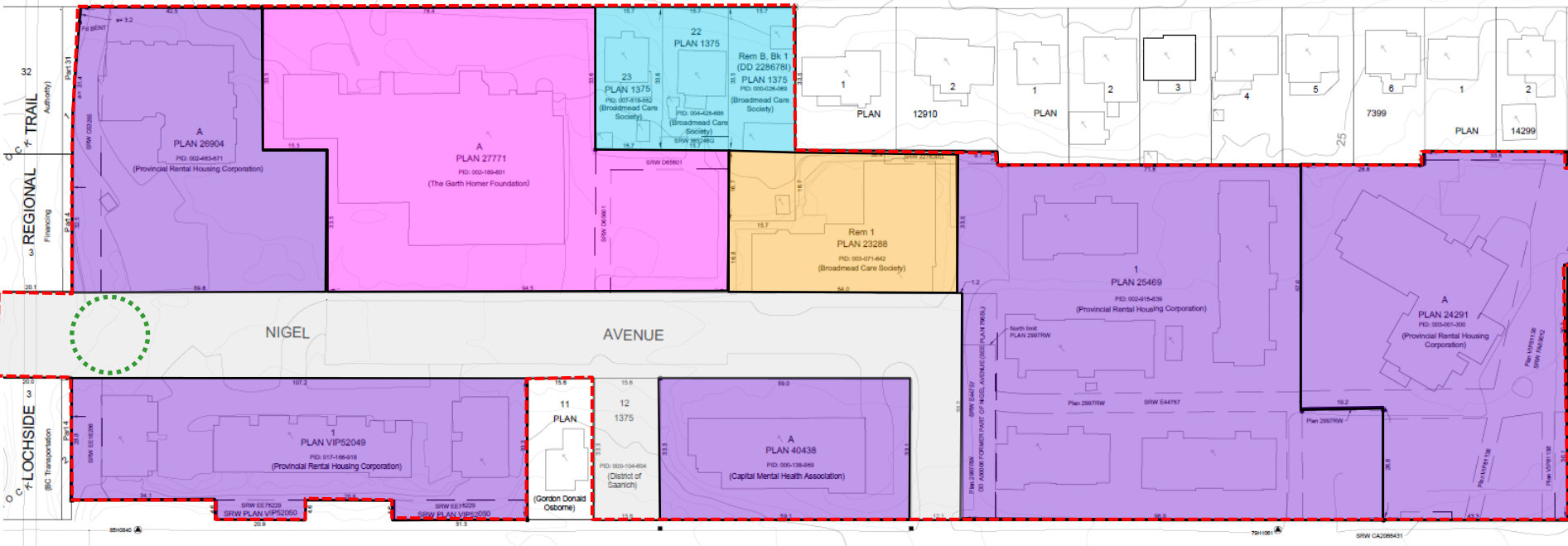


BC Housing

CURRENT ZONING

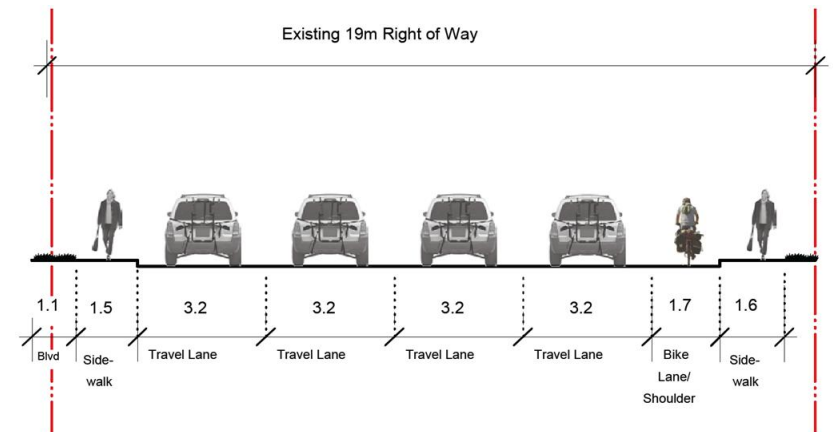


CURRENT LAND USES

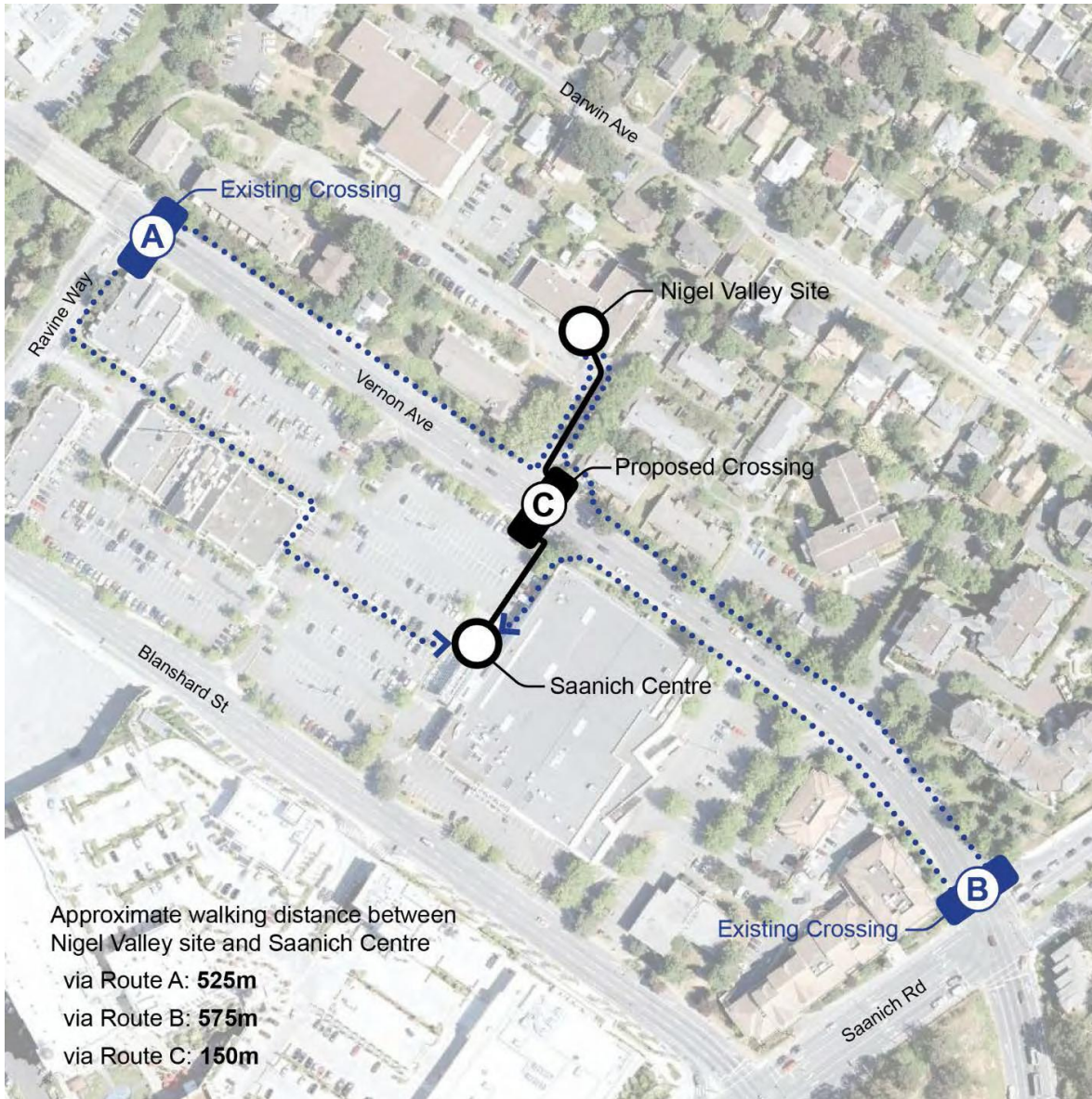


- = non-market residential
- = programming / institutional
- = residential care
- = market / single family homes
- = informal open space

VERNON AVE REDESIGN – Fall



VERNON AVE REDESIGN – Fall



PLANNING PRINCIPLES

1. *A Compact, Walkable Neighbourhood*
2. *Integrate and Connect to the Surrounding Community*
3. *A Variety of Residential Types and Tenures*
4. *Neighbourhood Care and Support Services*
5. *A Multi-Modal Transportation Network*
6. *Natural Areas and Community Gathering Spaces*
7. *An Inclusive and Renewed Neighbourhood*
8. *Green Buildings and Infrastructure*
9. *Equitable Land Allocation*
10. *Encourage & Facilitate Community Social Enterprise*
11. *Flexible Development Phasing Strategy*



“It takes a village to raise a child...it takes a neighbourhood to make a life.”



Questions?

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BC Housing